

TITLE 8 DEVELOPMENT CODE
DIVISION 6: PLANNING AREAS AND SPECIFIC PLANS
CHAPTER 2: WEST VALLEY SUB-REGION (RSA 28).
Section:

86.020150 Chino Sphere Planning Area.
86.020350 Fontana Sphere Planning Area.
86.020850 West Valley Foothill Planning Area.

86.020150 Chino Sphere Planning Area.
Rural Living (CC/RL) District Development Standards

86.020150 CC/RL			RURAL LIVING (CC/RL) DISTRICT DEVELOPMENT STANDARDS (Bolded items differ from Countywide standards)	
Maximum Structure Height (ft.)			35	
Minimum Lot Size (acres)			map suffix will modify 1	
Maximum Lot Coverage (building coverage)			40%	
Maximum Lot Dimensions (width to depth ratio)		≥ 10 acres	1:4	
		< 10 acres	1:3	
Minimum Lot Dimensions (width/depth in ft.)			150/150	
Front Yard Setback (ft.)			25	
Side Yard Setbacks (ft.)			15	
Rear Yard Setbacks (ft.)			15	
Street Side Yard Setbacks (ft.)		street type: local collector or wider	15 25	
Maximum Housing Density (dwelling unit/acre)			1/1	
Minimum District Size (acres)			30	

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3379 (1990); Amended Ordinance 3616 (1995); Amended Ordinance 3780 (1999); Amended Ordinance 3797 (2000)

86.020350 Fontana Sphere Planning Area.

(a) Land use regulations and development standards of this section shall apply in the Fontana Planning Area within the following boundaries: An area bounded on the east by Almond Avenue beginning approximately 660 feet south of the intersection of Almond and Santa Ana Avenues, proceeding north to the intersection of Slover and Almond Avenues, then to a point approximately 180 feet west of Almond Avenue, then north to the Southern Pacific Railroad, then west to a point approximately 600 feet west of Calabash Avenue, then south to Slover Avenue, then west to Mulberry Avenue, then south to a point approximately 660' south of the intersection of Santa Ana and Mulberry Avenues, then east to the point of beginning. Development standards, procedural regulations and other provisions of this Title shall apply except where they conflict with a specific provision of the Fontana Sphere Planning Area.

(b) Community Industrial (FT/IC) District

(1) Additional Land Uses Subject to a Conditional Use Permit: Manufacturing Operations II: Lumber and Wood Products (pallet yards only)

(2) Property Development Standards

(A) Screening

(I) Industrial land use district adjacent to industrial land use district - street frontage only.

(II) Industrial land use district adjacent to residential land use district - street frontage and property line contiguous to residential district.

(III) Industrial land use district adjacent to the City of Fontana - street frontage and property line contiguous to city limit(s).

10478. (IV) Industrial land use district adjacent to Tract 10478 - property line contiguous to Tract 10478.
- (B) Manufacturing Operations
- (I) Industrial land use district adjacent to industrial land use district - outdoor allowed.
- (II) Industrial land use district adjacent to residential land use district - totally enclosed within a structure.
- (III) Industrial land use district adjacent to the City of Fontana-totally enclosed within a structure.
- (IV) Industrial land use district adjacent to Tract 10478 - totally enclosed within a structure.
- (C) Exterior Storage
- (I) Industrial land use district adjacent to industrial land use district - maximum height of twenty (20) feet or as specified by Uniform Fire Code requirements, where applicable.
- (II) Industrial land use district adjacent to residential land use district - no higher than height of required screening.
- (III) Industrial land use district adjacent to the City of Fontana-no higher than height of required screening.
- (IV) Industrial land use district adjacent to Tract 10478 - no higher than height of required screening.

Adopted Ordinance 3674 (1996)

86.020850 West Valley Foothill Planning Area.
Single Residential Development Standards

DEVELOPMENT STANDARDS			
Maximum Structure Height (ft.)			35
Minimum Lot Size (sq. ft.)			7,200
Maximum Lot Coverage (building coverage)			40%
Maximum Lot Dimensions (width to depth ratio)		≥ 10 acres	1:4
		< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)			60/100
Front Yard Setback (ft.) See (1) below	lot size	minimum	22
	<1 acre	average	25
	1 acre +		35
Side Yard Setbacks (ft.)		one side	10
		other sides	5
Rear Yard Setbacks (ft.)			15
Street Side Yard Setbacks (ft.)	street type: local		15
	collector or wider		25

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)